

# Land For Sale

**ACREAGE:**

**66.47 Acres, m/l**

**LOCATION:**

**Warren County, IA**

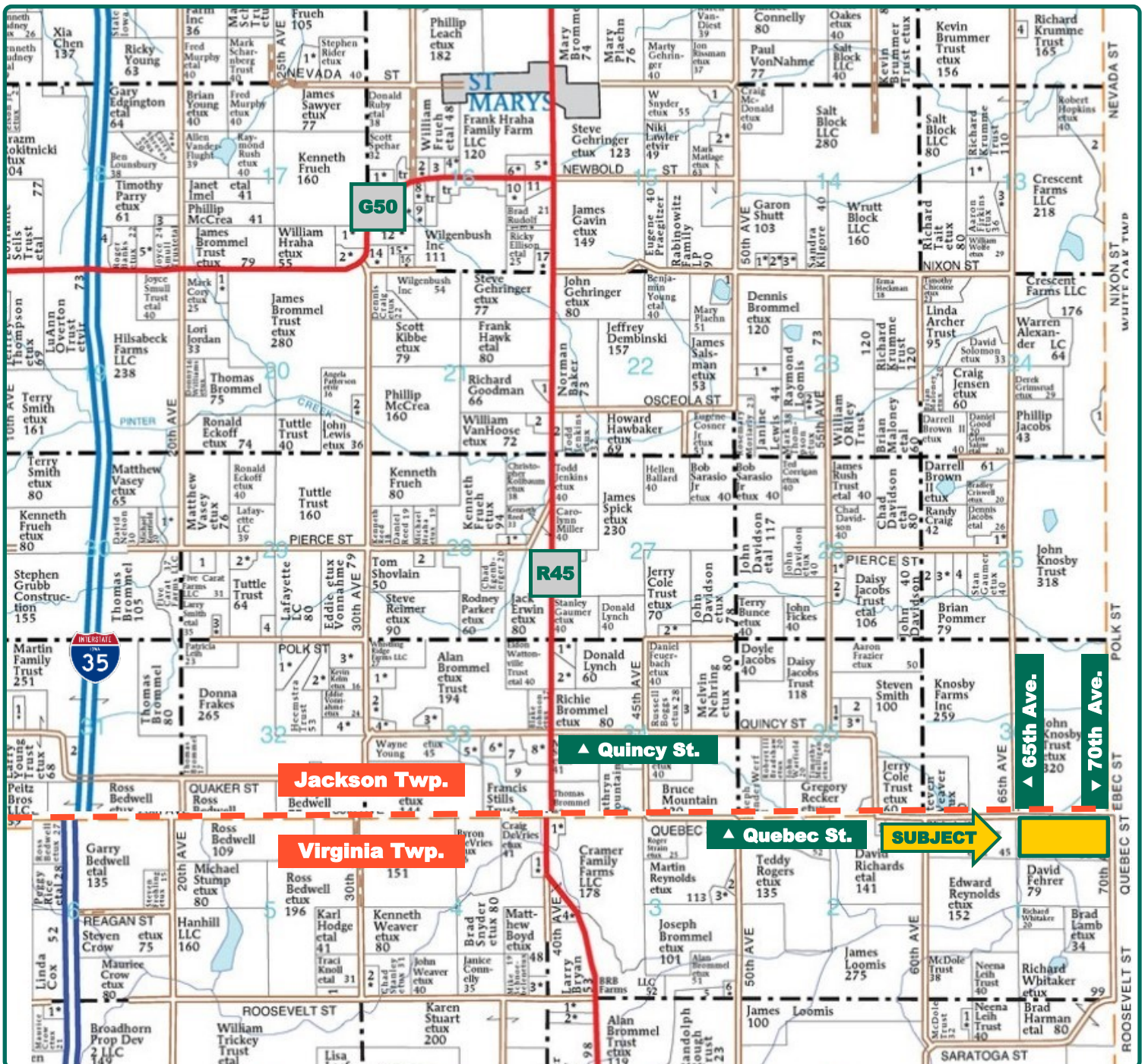


## **Property Key Features**

- Located 3½ Miles South of St. Marys
- Nice Mix of Tillable and Timber Acres
- Open Lease for 2019

**Marv Hantrods, ALC**  
Licensed in IA, NE & SD  
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<b>Total Acres:</b>	<b>66.47</b>
<b>Crop Acres:</b>	<b>38.47</b>
<b>Corn Base Acres:</b>	<b>14.80</b>
<b>Bean Base Acres:</b>	<b>14.80</b>
<b>Soil Productivity:</b>	<b>58.3 CSR2</b>

## Property Information

**66.47 Acres, m/l**

### Location

3½ miles south of St. Marys on R45, then east 3 miles on Quincy St. to 65th Ave. The farm lies on the south side of Quebec St.

### Legal Description

N½ NE¼ containing 66.47 acres in Section 1, Township 74 North, Range 25 West of the 5th P.M. (Virginia Twp.)

### Price & Terms

- \$269,000.00
- \$4,046.94/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As agreed

### Real Estate Tax

Taxes Payable 2018-2019: \$970  
Net Taxable Acres: 66.47  
Tax per Net Taxable Acre: \$14.59

### FSA Data

Farm Number 5508, Tract 11706  
Crop Acres: 38.47 NHEL  
Corn Base Acres: 14.80  
Corn PLC Yield: 108 Bu.  
Bean Base Acres: 14.80  
Bean PLC Yield: 36 Bu.

### CRP Contracts

None

### Soil Types/Productivity

Primary soils are Zook, Wabash and Colo. CSR2 on the FSA crop acres is 58.3 per 2018 AgriData, Inc. See soil map for detail.

### Land Description

Level to gently sloping

### Buildings/Improvements

None

### Drainage

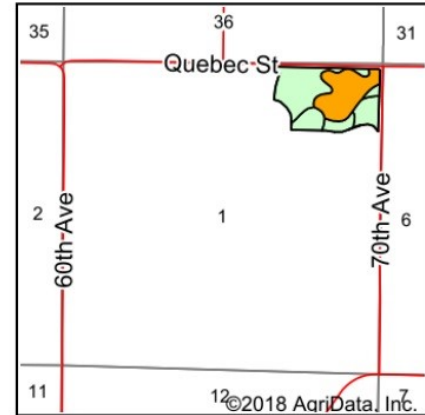
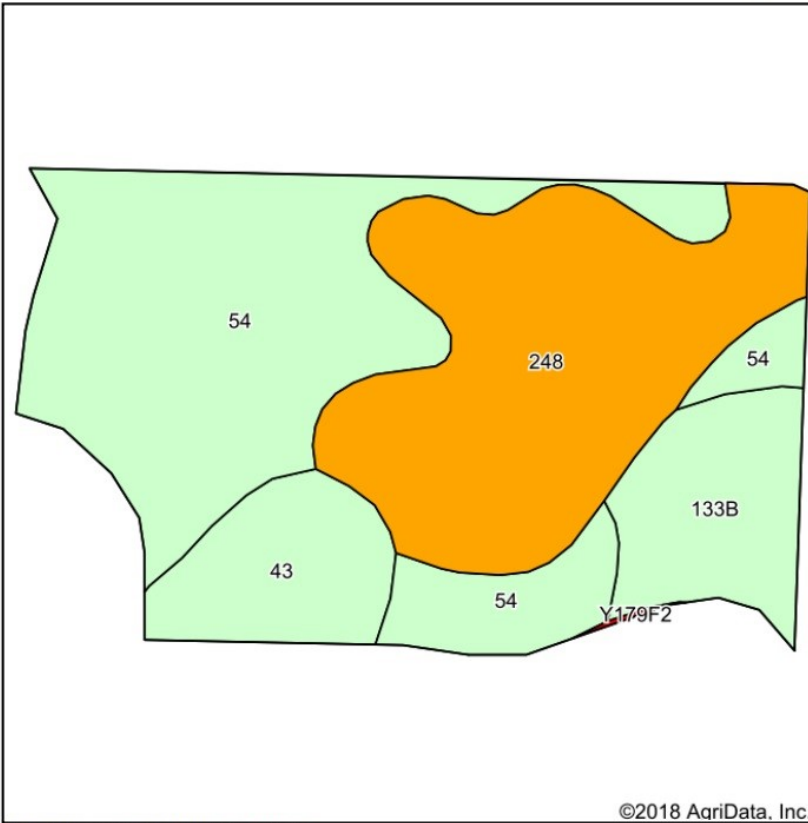
Natural

### Water & Well Information

None

### Comments

Nice mix of tillable and timber acres.



State: **Iowa**  
 County: **Warren**  
 Location: **1-74N-25W**  
 Township: **Virginia**  
 Acres: **38.47**  
 Date: **11/20/2018**



Area Symbol: IA181, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	16.93	44.0%		IIw	164.8	47.8	67	70
248	Wabash silty clay loam, 0 to 2 percent slopes	13.51	35.1%		IIIw	177.6	51.5	38	60
133B	Colo silty clay loam, dissected till plain, 2 to 5 percent slopes, occasionally flooded	4.28	11.1%		IIw	177.6	51.5	74	75
43	Bremer silty clay loam, 0 to 2 percent slopes	3.75	9.7%		IIw	198.4	57.5	74	82
<b>Weighted Average</b>						<b>174</b>	<b>50.5</b>	<b>58.3</b>	<b>68.2</b>

\*\*IA has updated the CSR values for each county to CSR2.

\*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.

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Tillable Ground



Timber Ground



North Looking Southeast



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